
CITY OF KELOWNA

MEMORANDUM

Date: December 4, 2001
File No.: Z01-1055

To: City Manager

From: Planning & Development Services Department

APPLICATION NO. Z01-1055 OWNER: Laurie Anne MacKay

AT: 608 Coronation Avenue APPLICANT: John MacKay

PURPOSE: To rezone the subject property from RU2 – Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite to legalize a secondary suite on the second floor of the existing principal dwelling.

EXISTING ZONE: RU2 – Medium Lot Housing

PROPOSED ZONE: RU2s – Medium Lot Housing with Secondary Suite

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 49, Plan 1037, DL 139 ODYD, located on Coronation Avenue, Kelowna, B.C., from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Inspection Services Department and the Works & Utilities Department being completed to their satisfaction.

2.0 SUMMARY

The current owner of the subject property has made an application to legalize an existing secondary suite on the second floor of the existing principal dwelling.

3.0 BACKGROUND

3.1 The Proposal

The secondary suite is located on the second floor of a two storey addition constructed in 1988/1989. The addition was located at the rear of the existing one storey dwelling.

CRITERIA	PROPOSAL	RU2s ZONE REQUIREMENTS
Site Area (m ²)	377.95 m ²	400 m ²
Site Width (m)	10.06 m	12.0 m
Site Coverage (%)	27.6% (104.5 m ²) and 45% (169.9 m ²)	40% and 50% with driveways and parking areas
Total Floor Area (m ²)	172 m ²	151.18 m ²
Secondary Suite Area	67.5 m ² or 39.2%	90 m ² or 40% of Total Floor Area
Storeys (#)	2 Storeys or 6.3 m	2 ½ Storeys or 9.5 m
Setbacks (m)		
- Front	11.8 m	4.5 m
- Rear	8.8 m	7.5 m
- West Side	1.8 m	1.8 m
- East Side	2.1 m	1.8 m
Parking Stalls (#)	4 Parking Stalls	3 Parking Stalls

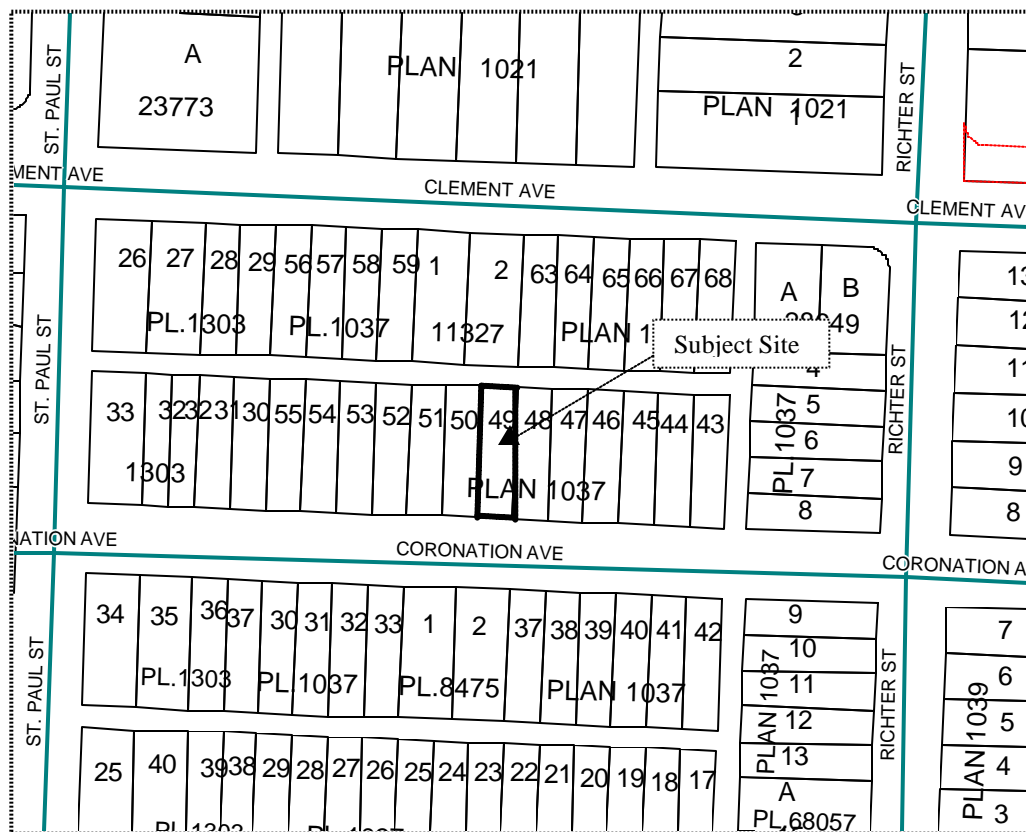
Notes: The Site area and width will not be altered as a result of this application.

3.2 Site Context

The site is located in the Central City Sector of the city. The site is located in a residential housing area north of Coronation Avenue and west of Richter Street. Adjacent zones and uses are, to the:

- North - RU2 – Medium Lot Housing; Single Family Residential
- East - RU2 – Medium Lot Housing; Single Family Residential
- South - RU2 – Medium Lot Housing; Single Family Residential
- West - RU2 – Medium Lot Housing; Single Family Residential

The site is located on the map below.



3.3 Existing Development Potential

The existing development potential is single family residential housing and related uses.

3.4 Current Development Policy

3.4.1 City of Kelowna Strategic Plan (1992)

A primary goal of the Strategic Plan is to support a pattern of urban development which ensures there will be a full range of range of housing types, densities, sizes and prices/rents. An objective of the plan is to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas.

3.4.2 Kelowna Official Community Plan

The Official Community Plan designates the future land use of the site as Multiple Family Residential – Medium Density. The Plan identifies a housing policy to encourage the integration of different housing forms to create neighbourhood diversity and to develop a more compact urban form, that maximizes the use of existing infrastructure, by increasing densities through infill, conversion, and redevelopment within existing areas and by providing for higher densities within future urban areas.

3.4.3 North End Neighbourhood Structure Plan

The site is located within sub area 4 of the plan is supported for Medium Density Housing. The Plan has identified an objective to provide a variety and choice in housing form, tenure, style and density in proximity to the core area.

4.0 TECHNICAL COMMENTS

4.1 Inspections Department

The Inspection Services Department has reviewed the application as circulated and submit the following comments:

1. A handrail is required for the stairs.
2. Interconnected smoke alarms are required in each suite.
3. The fire separation shall be completed between the front entry, the suite, the laundry room, and the furnace room the under the stair. The basement ceiling requires an upgrade to ¾ hr. fire separation or interconnected photoelectric type smoke alarms are to be installed in each suite (these are in addition to the alarms required in item 2).
4. Separate heating systems are required for each suite.

4.2 Works & Utilities Department

The Works & Utilities Department has the following requirements associated with this development application:

1. Domestic Water and Fire Protection

- (a) This lot has been pre-serviced with a single water service, which must be used for the proposed main residence and the proposed suite.
- (b) A single water meter must be purchased from the City of Kelowna and installed inside the residence. Metered water must be distributed to both residences. A single City of Kelowna water utility bill will be issued to the owner for both residences

2. Sanitary Sewer

- (a) This lot has been pre-serviced with a 100mm-diameter sanitary sewer service, which must be used for both residences.
- (b) The City Utility Billing Department must be notified to add a second residential unit onto the sanitary sewer user cost for this address.

3. Electric Power and Telecommunication Services

The existing service is overhead from the rear lane. The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by underground services. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

4. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

5. Site Related Issues

There are presently approximately three parking stalls located at the rear lane, which may be retained for this rezoning. There is no on-site parking on Coronation Avenue only on street.

4.3 Bylaw Enforcement Officer

An open investigation file regarding the illegal suite exists for this property. The illegal suite had been reported in August 2000 (No. 00-3229 - Bylaw Enforcement Officer Mushta).

PLANNING COMMENTS

The proposed secondary suite use is appropriate as an interim use to the proposed future land use of Medium Density Housing. It is recommended that the applicant consider incorporating landscaping on the site to create a private outdoor amenity area for the tenants of the suite and the principal dwelling. Also, to increase the safety of the area the applicant should consider providing adequate lighting in the parking area and entrances to the suite and principal dwelling. In the past five years, the City has received seven complaints regarding illegal suites for six different properties located in the vicinity of the subject property.

Andrew Bruce
Community Planning Manager

Approved for inclusion
R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

AB/JD/jd
Attachments

FACT SHEET

- | | | |
|-----|---|---|
| 1. | APPLICATION NO.: | Z01-1055 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER:
APPLICANT:
· ADDRESS
· CITY/POSTAL CODE
· TELEPHONE/FAX NO.: | Laurie Anne MacKay
John MacKay
1254 Ethel Street
Kelowna, BC V1Y 2W7
763-9232 |
| 4. | APPLICATION PROGRESS:
Date of Application:
Date Application Complete:
Staff Report to Council: | October 11, 2001
October 11, 2001 |
| 5. | LEGAL DESCRIPTION: | Lot 49, Plan 1037, DL 139 ODYD |
| 6. | SITE LOCATION: | North of Coronation Avenue and West of
Richter Street |
| 7. | CIVIC ADDRESS: | 608 Coronation Avenue |
| 8. | AREA OF SUBJECT PROPERTY: | 377.95 m ² |
| 9. | AREA OF PROPOSED REZONING: | 377.95 m ² |
| 10. | EXISTING ZONE CATEGORY: | RU2 – Medium Lot Housing |
| 11. | PROPOSED ZONE: | RU2S – Medium Lot Housing with
Secondary Suite |
| 12. | PURPOSE OF THE APPLICATION: | To rezone the subject property from RU2
– Medium Lot Housing to RU2 – Medium
Lot Housing with Secondary Suite to
legalize a secondary suite on the second
floor of the existing principal dwelling. |
| 13. | DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | Not Applicable |

Attachments that are missing from the Electronic Version

Subject Property Map
Existing Site Layout
Existing Floor Plans
Existing Elevation Plans